

ZONING BOARD OF APPEALS MEETING MINUTES

Thursday, March 25, 2021

(Posted in accordance with the provisions of MGL Ch. 39, Sec. 23A, as amended)

7:00 p.m.

City Hall Auditorium

62 Friend Street

Amesbury, MA 01913

Attendance: Sharon McDermot (Chair), Donna Collins, Michael McCarthy, Matt Vincent

Absent: Dave Haraske

Also in attendance: Recording Secretary Janice Valverde

Chairwoman Sharon McDermot calls the meeting to order at 7:05 p.m.

Chair announces that the agenda includes the **minutes of the February 25, 2021 meeting** and one **Continued Public Hearing**.

Jennifer Solomon is seeking a **SPECIAL PERMIT/FINDING** under the Amesbury Zoning Bylaw, Section VI, to build a 1 1/2 story, two-car garage. The property is located at **374 Main Street**, Amesbury, MA in an R20 zoning district, (map 89, lot 27) according to the Assessors database.

Chair McDermot announces that there are only four members of the ZBA present, and that constitutes a quorum, however it takes four members to approve an application.

MINUTES

Chair McDermot asks if the board would like to hold a vote on the minutes since Dave Haraske is absent.

Matt Vincent makes the motion to hold the vote on the minutes.

Mike McCarthy seconds the motion.

The motion to hold the minutes is approved by unanimous vote.

CONTINUED PUBLIC HEARING

McDermot reads into the record: Jennifer Solomon is seeking a SPECIAL PERMIT/FINDING under the Amesbury Zoning Bylaw, Section VI, to build a 1 1/2 story, two-car garage. The property is located at 374 Main Street, Amesbury, MA in an R20 zoning district, (map 89, lot 27) according to the Assessors database.

Chair McDermot invites Jennifer Solomon to the podium to present her revised request for a special permit/finding.

Solomon said she has done some research on what is permitted under the by-laws and has had her plans revised. She says she believes she is in full compliance with all the by-laws set forth by the City of Amesbury.

Chair McDermot reads a letter from Solomon into the record:

March 17, 2021

Dear Amesbury Zoning Board of Appeals,

Thank you for honoring my continuance request from the meeting of February 25, 2021. After much review, I have made 3 changes to my original Special Permit/Finding application for my property at 374 Main Street in order to be fully compliant with the Amesbury by-laws. The changes are the size, height, and removal of the dormers. My new request is a 24X24 footprint with a mean height of 15 ft and no dormers (please see drawing attached), these changes are showing to be compliant with all of the Amesbury Bylaws I have reviewed.

Thank you for your time and consideration,
Jennifer Solomon

Chair McDermot asks if there are questions from the Board or anyone else present.

As there are no questions, McDermot asks if there is a motion to close the hearing.

Mike McCarthy makes a motion to close the hearing.

Matt Vincent seconds that motion.

The motion is approved by unanimous vote.

McDermot says the Board seems to be in agreement that the plans, as revised, are compliant with the Bylaws.

She asks the Board if they are ready to go through the Summary of Findings. They say they are.

Chair McDermot asks:

Is there is proof that the property predates zoning? The Board replies "yes." It was built in 1875.

How is it nonconforming? The Board replies, area, frontage, right side, left side and rear.

Is it more or less detrimental? The Board replies "less."

Does the alteration create a new nonconformity? The Board replies "no."

Chair McDermot asks if there is a motion to approve or disapprove the application.

announces that the application is approved.

Matt Vincent makes a motion to approve the application.

Donna Collins seconds the motion.

The Board votes unanimously to approve the application.

Chair McDermot announces that the application is approved and that there is a 20-day appeal period.

After brief discussion, the Board agrees that they should vote on whether to hold the minutes until the April meeting.

Matt Vincent makes a motion to hold the vote on the minutes of the February 25 meeting until the April meeting.

Mike McCarthy seconds that motion

The Board votes unanimously to hold the vote on the minutes until the April meeting.

As there is no further business Chair McDermot asks if there is a motion to adjourn the meeting.

Matt Vincent makes a motion to adjourn.

Donna Collins seconds the motion.

The Board votes unanimously to adjourn.

Mc Dermot announces that the meeting is adjourned at 7:11 p.m.